PHA 5-Year and Annual Plan

U.S. Department of Housing and Urban Development Office of Public and Indian Housing

OMB No. 2577-0226 Expires 4/30/2011

1.0	PHA Fiscal Year Beginning: (MM/YYYY):	Performing 01/2010	☐ Standard	PHA Code: PHO (Section 8)	KS002	
2.0	Inventory (based on ACC units at time of F Number of PH units: 662	Y beginning in —	· · · · · · · · · · · · · · · · · · ·	umber of HCV units:1148_		
3.0	Submission Type	Annual P	lan Only	5-Year Plan Only		
4.0	PHA Consortia	HA Consortia	: (Check box if submitting a join	nt Plan and complete table belo	ow.)	
	Participating PHAs	PHA Code	Program(s) Included in the	Programs Not in the Consortia	No. of Units in Each Program	
		Code	Consortia	Consortia	PH	HCV
	PHA 1:					
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 on	ly at 5-Year P	lan update.			
5.1	Market cor	provide acces d as:	sible, affordable housing. ts, and participants first; and,	, and extremely low income fa	milies in the Pi	HA's

	objectives described in the previous 5-Year Plan. GOALS AND OBJECTIVES
	Goal 1 Increase the stock of THA owned/supported housing by 276 units. Objective 1 Increase total of available Section 8, Mainstream, VASH, etc. vouchers from 1,238 to 1,400
	Objective 2 Build 16 LIHTC in-fill units at Tennessee Town
	Objective 3 Build 58 LIHTC green community units
	Objective 4 Build/rehab 40 units at a site to be determined
	Goal 2 Improve the quality of assisted housing
	Objective 1 Improve PHAS score yearly
	Objective 2 Improve SEMAP score yearly
	Objective 3 Fully convert to asset management
	Objective 4 Update/improve 636 units in original 7 complexes
	Goal 3 Increase assisted housing choices
	Objective 1 Increase the number of new Section 8 landlords from 330 to340
	Objective 2 Increase out of poverty area renters from 60% to 65%
	Objective 3 Implement homeownership programs that allow 10 households to purchase a home
	Objective 4 Convert 25 Public Housing units to vouchers
	Objective 5 Project base 50 Section 8 slots
	Objective 6 Adjust voucher payment standards as necessary
	Goal 4 Increase assisted housing choices Objective 1 Make \$35 k in security improvements at PH complexes
	Objective 2 Designate a complex(s) for specific resident groups
	Goal 5 Promote participant self-sufficiency
	Objective 1 Increase employed adults from 85% to95%
	Objective 2 Assist 4 participants in acquiring job prep/training
	Objective 3 Assist 1 elderly/disabled persons in acquiring needed services/assistance
	Goal 6 Insure equal opportunity in housing Objective 1 Take affirmative measures to insure fair and equal access to accessible, affordable housing Objective 2 Take affirmative measures to provide a suitable living environment in accessible, affordable housing
	PHA Plan Update
5.0	(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: N/A (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.
	Administrative Building
	Topeka Public Library
	Housing Authority Web Site
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. N/A
3.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
0.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually
8.1	complete and submit the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1, for each current and open CFP grant and CFFP financing. Attachment
3.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the Capital Fund Program Five-Year Action Plan, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. Attachment
3.3	Capital Fund Financing Program (CFFP). Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

HOUSING NEEDS

BACKGROUND

There are 5,900 renter households in Topeka with incomes under \$20,000. Of these households, 2,500 do not have affordable housing, and 3,400 have affordable housing.

Of the 3,400 households with incomes under \$20,000 that have affordable housing 662 are in units that THA owns and rents (Public Housing), and 1,238 are THA Section 8 Program participants. The remaining 1,500 households are in other HUD subsidized units (project based Section 8 complexes, 202 complexes etc.).

Effectively, the private market produces no affordable housing for households at this income level. The math---the cost of money, the tax structure, insurance costs, construction costs, return on investment considerations, etc.---all work together to produce this result.

THE THREE AFFORDABLE HOUSING NEEDS

There are three fundamental housing needs. People need help...

- 1) Finding affordable housing
- 2) Paying for affordable housing
- 3) Retaining affordable housing

Some people have only one of these needs, but many households without affordable housing have more than one.

FINDING AFFORDABLE HOUSING

There are few housing options, none good, available to persons who in any combination have: a) criminal histories, particularly criminal histories that include incarceration; b) poor rental histories, c) bad credit, d) a history of institutionalization.

Without an intermediary of some sort and/or a sufficient financial guarantee landlords are likely to conclude, often based on bitter experience, that renting to persons with these characteristics is not a sound investment. More specifically, they are likely to conclude that no tenant is better for them financially than a tenant with these characteristics.

Discrimination in its many forms, directed toward a member of a protected class or toward persons not of protected classes but who have been singled out in some unfair way is also a barrier to finding affordable housing. A disability that would require substantial unit modification is also a barrier to finding housing.

PAYING FOR AFFORDABLE HOUSING

There are people that meet all of the tests of a desirable tenant who do not have affordable housing simply because they cannot pay for it. Often, these persons are elderly, temporarily or permanently disabled, or dislocated for one or more reasons—plant closings, marital breakups, ill health, etc.

RETAINING AFFORDABLE HOUSING

Persons who are in and out of the work force for one or more reasons, who have episodes of substance abuse, who are abused or who are abusive, and/or who have episodes of emotional/mental challenges have trouble retaining affordable housing.

9.1 Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.

STRATEGIES FOR ADDRESSING HOUSING NEEDS

THA will use four primary strategies to address the needs identified in Section 9.0 above. These include:

1) AFFORDABLE HOUSING PRODUCTION

- The use of 9% LIHTC credits
- The use of 4% LIHTC credits
- The use of bond programs

2) QUALITY MANAGEMENT/CONTINUOUS QUALITY IMPROVEMENT

- · Improve PHAS score yearly
- Improve SEMAP score yearly
- Fully convert to asset management
- Update/improve 636 units in original 7 complexes

3) PARTNERSHIPS AND COOPERATIVE AGREEMENTS

- Increase the number of Section 8 landlords
- Increase out of poverty area renters
- Implement homeownership programs
- · Convert Public Housing units to vouchers
- Project base Section 8 slots
- Adjust voucher payment standards as necessary

4) TARGETING AND TARGETED REFINEMENTS

- Make security improvements at PH complexes
- Designate a complex(s) for specific resident groups
- Promote participant self-sufficiency
- · Increase employment
- Assist persons in acquiring needed services/assistance
- Insure equal opportunity in housing

- 10.0 Additional Information. Describe the following, as well as any additional information HUD has requested.
 - (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

PROGRESS IN MEETING MISSION, GOALS

MISSION

THA's mission is to successfully provide accessible, affordable housing.

Success will be defined as:

- Putting applicants, tenants, and participants first;
- · Market competitiveness; and,
- · Fiscal strength and integrity.

PROGRESS REPORT

In general, THA is well respected in the Topeka community by elected officials, the staffs and boards of provider agencies and organizations, THA program participants, and members of the private sector. This respect comes from different persons for different reasons, but fundamentally it is a function of THA's mission focus and mission related achievements.

AFFORDABLE HOUSING PRODUCTION/EXPANSION

In the past five years the stock of THA owned/supported housing has increased by 191 units.

QUALITY MANAGEMENT/CONTINUOUS QUALITY IMPROVEMENT

THA's Public Housing Program and Section 8 Program were designated as "high performing" for all five years from 2004 to 2008.

Over \$5 million in improvements were made in the 636 units in THA's original 7 complexes from 2004 through 2008.

After a series of system refinements over the past five years THA has reached the point of utilizing 99.7% of available Public Housing unit/months. And, for the same reason, THA is utilizing 99.9% of available Section 8 voucher/months.

PARTNERSHIPS AND COOPERATIVE AGREEMENTS

THA's "stable" of Section 8 landlords continues to grow through word of mouth testimonials from existing Section 8 landlords. As a result, the percentage of program participant living outside core poverty areas is growing as well.

THA staff are active in a broad range of organizations, groups, and coalitions, and an extensive network of providers offers services to THA residents, both on and off-site.

TARGETING AND TARGETED REFINEMENTS

THA significantly upgraded security technology at all three THA high rises in the past five years. And, THA's working relationship with the Topeka Police Department has expanded to the point that TPD officers have and regularly use offices in all five THA AMPS and at THA's central administrative office.

Over the past three years THA tested and is now beginning to systematically use Health Realization techniques that will promote participant self-sufficiency, and increase employment.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

Definition for Substantial Deviation for the Topeka Housing Authority for 2010 Annual and Five-Year Plan

The Topeka Housing Authority will consider the following to be significant amendments or modifications:

- · Changes to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency work items or change in use of replacement reserve funds under the Capital Fund in excess of \$10,000 cumulative over any twelve-month period.
- And any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.
- Any change to a DEG grant that requires a budget revision in excess of \$2,000.
- 11.0 Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.
 - (a) Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations (which includes all certifications relating to Civil Rights)
 - (b) Form HUD-50070, Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)
 - (c) Form HUD-50071, Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)
 - (d) Form SF-LLL, Disclosure of Lobbying Activities (PHAs receiving CFP grants only)
 - (e) Form SF-LLL-A, Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)
 - (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
 - (g) Challenged Elements
 - (h) Form HUD-50075.1, Capital Fund Program Annual Statement/Performance and Evaluation Report (PHAs receiving CFP grants only)
 - (i) Form HUD-50075.2, Capital Fund Program Five-Year Action Plan (PHAs receiving CFP grants only)

U.S. Department of Housing and Urban

Office of Public and Indian

OMB No. 2577-

Expires

4/30/2011

Part I:	Summary						
PHA Nar Authority	ne: Topeka Housing y	Capital Fund Program Grant No: KS16P002501-08 Replacement Housing Factor Grant No: Date of CFFP:					
	Grant nal Annual Statement rmance and Evaluation Repo	☐ Reserve for Disasters/Emergencies ort for Period Ending:		☑ Revised Annual Statement (re☑ Final Performance and Evaluation	ntion Report		
Line	Summary by Developmen	at Account		Estimated Cost		tal Actual Cost 1	
1	T 1 CFD F 1		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds						
2	1406 Operations (may not e	exceed 20% of line 20) ³	200,054	200,054	0	200,054	
3	1408 Management Improve	ements	200,046	50,046	0	25,452.18	
4	1410 Administration (may 1	not exceed 10% of line 20)	98,905	98,905	0	98,905	
5	1411 Audit				0		
6	1415 Liquidated Damages				0		
7	1430 Fees and Costs				0		
8	1440 Site Acquisition				0		
9	1450 Site Improvement		86,217	131,910.90	0	92,334.37	
10	1460 Dwelling Structures		357,550	403,194	0	181,679.74	
11	1465.1 Dwelling Equipmen	t—Nonexpendable	4,500	48,370	0	28,300.70	
12	1470 Non-dwelling Structur	res	8,000	42,842.08	0	42,842.08	
13	1475 Non-dwelling Equipm	nent	45,000	24,950.05	0	2,809.64	
14	1485 Demolition						
15	1492 Moving to Work Dem	nonstration					
16	1495.1 Relocation Costs						
17	1499 Development Activitie	es ⁴					

Page 1 form **HUD-50075.1** (4-2008)

 $^{^{\}rm 1}$ To be completed for the Performance and Evaluation Report. $^{\rm 2}$ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report	U.S. Department of Housing and Urban
Development	
Capital Fund Program, Capital Fund Program Replacement Housing Factor and	Office of Public and Indian
Housing	
Capital Fund Financing Program	OMB No. 2577-
0226	
	Expires

4/30/2011

7/30/201	LI CONTROLLE CONTROL				
Part I: S	ummary				
PHA Name Topeka Ho Authority	ousing Grant Type and Number Conital Fund Program Grant NoVS16D002501 08			rant:2008 rant Approval:	
Type of Gi	rant				
Origi	inal Annual Statement Reserve for Disasters/Emerger	ncies	⊠ Revised An	nual Statement (revision no:2)
Perfo	ormance and Evaluation Report for Period Ending:		☐ Final Perfo	rmance and Evaluation Report	
Line	Summary by Development Account		mated Cost		ctual Cost ¹
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,000,272	1,000,272		548,657.43
21	Amount of line 20 Related to LBP Activities	, ,	, ,		·
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signatur	re of Executive Director Date	e Signat	ure of Public Housing Di	rector	Date

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Topeka	Housing Authority	Grant Type a		ant No: KS16P002:	50109	Federal FY of Gr	ant: 2008	
				ant No. KS10F002. ctor Grant No:	30108			
Develop # Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct	Quantity		imated Cost		Actual Cost	Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
001 PINERIDGE	Operations	1406			72,019.44		72,019.44	
AMP 1	Management Improvements	1408		63,762	12,524.25		7,605.49	
	Administration-Management fee	1410		31,861	35,605.80		35,605.80	
	Sewer Line Replacement	1450		1,500	10,000			
	Sewer Clean Out	1450		1,500	100			
	Fencing	1450		4,000	200			
	Landscaping	1450		4,000	2,000			
	Lawn Improvement	1450		1,500	100			
	Playground resurface/equipment	1450		3,000	3,000			
	Concrete	1450		2,000	2,000			
	Ground Erosion/site draining	1450		5,000	5,000			
	Retaining Walls	1450		2,000	100			
	Tree removal & trimming	1450		0	20,000			
	Trash can dividers	1450		0	100			
	Clothes Line Pole Removal	1450		0	9,210	9,210	9,210	
	Exterior Dividers	1460		817	50,000			
	Soffit/Facia	1460		900	65,000			
	Window Replacement	1460	16	50,000	40,000			
	HVAC	1460		1,500	50,000			
	HVAC Vent Cleaning	1460		1,900	1,900			
	Weatherization	1460		500	100			
	Flooring	1460		1,500	1,500			
	Water Heaters	1460		1,500	1,500			
	Mudjack Units	1460		900	100			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

Part II: Supporting		Grant Type a	nd Numb			Federal FY of Gr	ant. 2008	
PHA Name: Topeka	a Housing Authority	Capital Fund	Program Gra	ant No: KS16P002:	50108	rederair i of Gr	am: 2008	
				ctor Grant No:				
Develop #	General Description of Major	Dev. Acct	Quantity	Total Est	imated Cost	Total Actual Cost		Status
Name/HA-Wide	Work Categories	No.						of
Activities					T	F 1 011		Work
				Original	Revised	Funds Obligated	Funds Expended	
	Plumbing Upgrade	1460		1,500	1,500			
	Dwelling brick repair	1460		1,500	1,500			
	Guttering/Splashblocks	1460		1,000	1,000			
	Electrical Upgrade	1460		1,500	100			
	Door Replacement	1460		1,500	100			
	Disaster/Ins. Unit	1460		1,500	100			
	Remodel Unit	1460		1,500	100			
	Appliances	1465		1,500	1,500			
	Office/Mower Shop Remodel	1470		0	18,850.76			
	Equipment/Vehicle	1475		0	5,010			
Pineridge	SUBTOTAL			180,140	411,820.25		340,399.05	
009 – Marshall Sq	Management Improvement	1408		7,856	0			
AMP 1	Administration/Mgt Fee	1410		3,926	0			
	Outdoor handrails	1450		0	7,300			
	Concrete	1450		2,000	25,000			
	Asphalt	1450		10,000	10,000			
	Landscaping	1450		4,000	4,000			
	Fencing	1450		2,500	9,400	9,400	9,400	
	Outdoor Benches/Tables	1450		1,000	1,000			
	Guttering	1450		1,000	3,500			
	Remodel Units	1460		5,000	19,000			
	Flooring	1460		0	400			
	Countertops/Cabinets	1460		0	1,936			
	Garage Rehab	1470		0	15,000			
Marshall Square	SUBTOTAL			37,282	96,536			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

•	HA Name: Topeka Housing Authority Develop # General Description of Major		Housing Fac	nt No: KS16P0025 tor Grant No:		Federal FY of Gr		
Develop # Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct Quantity No.		Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
003 – Polk Plaza	Operations	1406			40,010.80			
AMP 2	Management Improvement	1408		32,938	14,786.57			
	Administration/Mgt Fee	1410		15,402	19,781			
	Ext Lighting Parking lot/balcony	1450		10,000	10,000			
	Concrete	1450		2,000	2,000	2,000	2,000	
	Exterior Refurbish	1460		1,500	100			
	Flooring	1460		1,500	1,500			
	Plumbing	1460		1,500	1,500	1,267.46	1,267.46	
	Remodel Units	1460		1,500	100			
	Electrical Upgrade	1460		300	100			
	HVAC	1460		10,000	5,000	4,433.73	4,433.73	
	Hot Water Tank Upgrade	1460		30,000	100			
	Replace Cabinets/Countertops	1460		0	1,500	1,376	1,376	
	Toilets	1460		30,600	3,269.16	3,269.16	3,269.16	
	Cabinets	1460		1,500	1,375.72	1,375.72	1,375.72	
	Doors	1460		1,500	125	125	125	
	Halls Upgrade	1460		1,500	1,500			
	Blinds	1460		1,500	100			
	Appliances	1465		1,500	1,500			
	Equipment/vehicle	1475		0	5,010			
	Non dwelling Equipment	1475		0	782.62	782.62	782.62	
Polk Plaza	SUBTOTAL			144,740	110,130.87		101,025.75	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

Part II: Supporting PHA Name: Topeka	Housing Authority	Replacement	Program Gra Housing Fac	ant No: KS16P0025 ctor Grant No:		Federal FY of Grant: 2008		
Develop # Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
008 Tennessee Town	Management Improvements	1408		7,554	0			
AMP 2	Administration/Mgt Fee	1410		3,775	0			
	Sewer Clean out	1450		500	100			
	Sewer Line	1450		500	100			
	Concrete	1450		2,000	100			
	Landscaping	1450		500	100			
	Countertops/cabinets	1460		1,000	1,000			
	Flooring	1460		1,000	1,000			
	Plumbing	1460		500	100			
	Water Heaters	1460		500	100			
	HVAC	1460		500	100			
	Weatherization	1460		500	100			
Tennessee Town	SUBTOTAL			18,829	1,900			
04a Deer Creek	Operations	1406			34,009.18			
AMP 3	Management Improvement	1408		27,801	7,646.60			
	Administration-Management fee	1410		13,892	16,813.85			
	Sewer Clean out	1450		1,500	100			
	Fencing	1450		2,500	100			
	Concrete	1450		2,000	100			
	Playground Surface	1450		3,000	100			
	Screens	1460		10,000	95,000			
	Flooring	1460		1,500	1,500			
	Replace sinks, countertops, cabinets	1460		1,500	1,500			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Topeka	Housing Authority	Replacement	Program Gra Housing Fac	ant No: KS16P0025 ctor Grant No:		Federal FY of Grant: 2008		
Develop # Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct	Quantity	Total Est	imated Cost		Actual Cost	Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Water Heaters	1460		1,500	100			
	Electrical upgrade	1460		500	100			
	Guttering/splash blocks	1460		1,000	1,000			
	Cabinets	1460		1,500	3,900	3,900	3,900	
	Weatherization	1460		1,000	0			
	Rehab Unit	1460		1,011	1,011	1,011	1,011	
	Safety & Security	1460		0	481.74	481.74		
	Doors	1460		1,000	1,168	1,168	1,168	
	Remodel Unit	1460		1,500	100			
	Disaster/Ins. Unit	1460		1,500	100			
	Showers	1460		5,000	5,000	4,090	4,090	
	Toilets	1460		500	100			
	Faucets	1460		500	100			
	Water Heaters	1460		1,500	100			
	Non Dwelling Structure	1475		0	22,500	22,500		
	Equipment/vehicle	1475		0	5,010			
Deer Creek	SUBTOTAL				197,630.37		135,018.75	
04b WESTERN	Management Improvement	1408		6,648	0			
AMP 3	Administration-Management fee	1410		3,322	0			
	Sewer Clean Out	1450		1,500	100			
	Fencing	1450		2,500	100			
	Playground Equipment	1450		3,000	3,000			
	Flooring	1460		1,500	1,500			
	Replace sinks, countertops, cabinets	1460		1,500	3,000	3,000	3,000	
	Waterheaters	1460		1,500	100			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

Part II: Supporting PHA Name: Topeka	Housing Authority	Replacement	Program Gra Housing Fac	ant No: KS16P0025 ctor Grant No:		Federal FY of Grant: 2008		
Develop # Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Guttering/Splashblocks	1460		500	500			
	Screens	1460	22	10,000	0			
	HVAC	1460		500	100			
	Plumbing	1460		500	100			
	Electrical	1460		500	100			
	Termite Damage	1460		0	300			
	Doors	1460		500	100			
	Remodel Unit	1460		1,500	700	700	700	
	Showers	1460	22	10,000	10,225	10,225	10,225	
	Toilets	1460		500	100			
	Appliances	1465		1,500	1,500			
Western	SUBTOTAL			47,470	21,525			
005 TYLER	Operations	1406		0	22,005.94			1
AMP 4	Management Improvement	1408		22,664	6,924.95			
	Administration-Management fee	1410		11,325	10,879.55			
	Roof	1450		1,000	100			
	Concrete	1450		2,000	100			
	Exterior Lighting	1450		1,500	100			
	Flooring	1460		1,500	1,000			
	Plumbing	1460		1,000	100			
	HVAC	1460		10,000	100			
	Replace Sinks, Countertops, Cabinets	1460		1,500	1,000	802	802	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Topeka		Replacement	Program Gra Housing Fac	ant No: KS16P0025 ctor Grant No:		Federal FY of Gr	ant: 2008	
Develop # Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Public Safety/Security Upgrade	1460		10,000	100			
	Fire Protection Upgrade	1460		1,500	100			
	Door Replacement	1460		500	100			
	Toilets	1460		14,400	232	232	232	
	Shower Heads	1460		500	100			
	Water Heaters	1460		500	100			
	Basement Floor Seal/Paint	1460		0	5,000			
	Elevator	1460		25,000	100			
	Blinds	1460		1,000	50			
	Appliances	1465		1,500	1,500			
	Equipment/Vehicle	1475		0	4,910.05			
Tyler Towers	SUBTOTAL			107,389	54,602.49	39,376.66		
002 Jackson Towers	Operations	1406			32,008.64			
	Management Improvement	1408		30,823	8,163.63			
	Adminstration-Management fee	1410		15,402	15,824.80			
	Sewer/Drain	1450		1,500	100			
	Exterior Refurbish	1450		1,500	3,400			
	Retaining Walls	1450		2,000	100			
	HVAC	1460	14	30,000	30,000			
	Entry Doors	1460		500	100			
	Ceiling Tile	1460		500	100			
	Public Safety & Security Upgrade	1460		10,000	100			
	Plumbing Upgrade	1460		1,500	100			
	Electrical Upgrade	1460		500	6,200			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Topek	a Housing Authority		Program Gr	r ant No: KS16P0025 ctor Grant No:	0108	Federal FY of Grant: 2008			
Develop # Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct	Quantity	Total Esti	mated Cost	Total .	Actual Cost	Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
	Flooring	1460		1,500	1,500				
	Rebuild Domestic Hotwater mixing	1460		1,500	1,500				
	Replace Sinks, Countertops, cabinets	1460		1,500	1,500				
	Toilets	1460		27,450	100				
	Shower Heads	1460		1,500	100				
	Lobby Furniture	1460		1,500	100				
	Blinds	1460		1,500	100				
	Equipment/Vehicle	1475		0	5,010				
Jackson	SUBTOTAL			130,675	106,107.07		56,557.50		
SUMMARY									
AMP 1	Includes Shared 72,019.44			508,356.25					
AMP 2	Includes Shared 40,010.80			112,040.87					
AMP 3	Includes Shared 34,009.18			219,165.37					
AMP 4	Includes Shared 22,005.94			54,602.49					
AMP 5	Includes Shared 32,008.64			106,107.07					

Part I: S	ummary				•	
PHA Nam Authority		Grant Type and Number Capital Fund Program Grant No: KS16P0(Replacement Housing Factor Grant No: Date of CFFP:	02501-09 ARRA			FFY of Grant: 2009 ARRA FFY of Grant Approval:
☐ Perfor		Reserve for Disasters/Emergencies or Period Ending:		☑ Revised Annual Statemen☐ Final Performance and E	valuation Report	
Line	Summary by Development Ac	ccount		otal Estimated Cost		Total Actual Cost 1
			Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds					
2	1406 Operations (may not exce	ed 20% of line 21) ³				
3	1408 Management Improvement	nts				
4	1410 Administration (may not e	exceed 10% of line 21)	126,214	126,214	126,214	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement		27,582	11,050	11,050	11,050
10	1460 Dwelling Structures		1,112,350	1,119,300		
11	1465.1 Dwelling Equipment—	Nonexpendable				
12	1470 Non-dwelling Structures			9,582		
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demons	tration				
16	1495.1 Relocation Costs					
17	1499 Development Activities 4					

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

U.S. Department of Housing and Urban Development Office of Public and Indian Housing

OMB No. 2577-0226 Expires 4/30/2011

Part I: S	ıımmarv				12Apri es 4/30/2011
PHA Nam Topeka Ho Authority	e: Grant Type and Number Ousing Grant Type and Number Capital Fund Program Grant No. K\$16D002501 00 APP A			FFY of Grant:ARRA 2009 FFY of Grant Approval:	
Type of G	rant				
Origi	nal Annual Statement Reserve for Disasters/Emergen	cies	⊠ F	Revised Annual Statement (revision no: 1)
Perfo	ormance and Evaluation Report for Period Ending:		□ F	inal Performance and Evaluation Report	
Line	Summary by Development Account	ŗ	Fotal Estimated Cost		Actual Cost 1
		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,266,146		308,210.69	169,810.74
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signatur	re of Executive Director Date	2	Signature of Public Ho	ousing Director	Date

 ¹ To be completed for the Performance and Evaluation Report.
 ² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 ³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

U.S. Department of Housing and Urban Development Office of Public and Indian Housing

OMB No. 2577-0226 Expires 4/30/2011

Part II: Supporting Pages											
PHA Name: Topeka Hou	sing Authority	Grant Type and Number Capital Fund Program Grant No: KS16P002501 ARRA CFFP (Yes/ No): No Replacement Housing Factor Grant No:					Federal FFY of Grant: ARRA 2009				
Development Number Name/PHA-Wide Activities	General Description of Major Categories	Work	Development Account No.	Quantity	Total Estir	nated Cost	Total Actual	Cost	Status of Work		
Tearrines					Original	Revised ¹	Funds Obligated ²	Funds Expended ²			
001 - Pineridge	Operations		1406								
AMP 1	Management Improvement		1408								
	Administration		1410		46,699	46,699					
	Window Replacement		1460		95,000	95,000					
	HVAC		1460		95,000	95,000	93,765	85,373.60			
	HVAC Vent Cleaning		1460		12,500	12,500	10,400	10,400			
Pineridge	SUBTOTAL				249,199	249,199					
001- Marshall Square	Management Improvement		1408								
AMP 1	Administration		1410								
	Remodel Units		1460								
Marshall Square	SUBTOTAL										
002 - Polk Plaza	Management Improvement		1408								
AMP 2	Administration		1410		25,234	25,234					
	Exterior Lighting		1450		10,000	11,050	11,050	11,050	complete		
	Interior Lighting		1460		8,000	10,000					
	HVAC		1460		0	8,000					
	Domestic Hot Water Upgrade		1460		45,000	45,000					
	Toilets		1460	62	30,600	30,600					
	Roof Replacement		1460		10,000	5,371	5,371				
Polk Plaza	SUBTOTAL				138,834	135,255					
002- Tennessee Town	Management Improvements		1408								
AMP 2	Carport exterior refurbish		1470		6,000	6,000					
	Carport Lighting		1470		3,582	3,582					
Tennessee Town	SUBTOTAL				9,582	9,582					

Part II: Supporting Page		G + 1					TEXT 0.01 1 1	DD 1 2000			
PHA Name: Topeka Hot	using Authority	Grant Type and Number Capital Fund Program Grant No: KS16P002501-09 CFFP (Yes/ No): no Replacement Housing Factor Grant No:					Federal FFY of Grant: ARRA 2009				
Development Number Name/PHA-Wide Activities	General Description of Major Categories	Work	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Worl		
1100011000					Original	Revised ¹	Funds Obligated ²	Funds Expended ²			
003- Deer Creek	Management Improvement		1408								
AMP 3	Administration		1410		21,456	21,456					
	Screens		1460		94,000	94,000					
Deer Creek	SUBTOTAL				115,456	115,456					
003- Western Plaza	Management Improvements		1408								
AMP3	Administration		1410								
	Replace Cabinets, sinks, countert	ops	1460	18	36,000	36,000					
	Screens		1460	22 units	58,000	62,987.19	62,987.19	62,987.14	complete		
	Showers		1460	18	36,000	36,000	ĺ	,	•		
Western	SUBTOTAL				130,000	134,897.19					
004- Tyler Towers	Administration		1410		13,884	13,884					
AMP 4	Roof		1460		10,000	4,576	4,576				
	Lighting		1460		10,000	10,000	,				
	Public Safety & Security		1460		36,000	34,702.50	34,702.50		complete		
	Toilets		1460	32	14,400	14,400	ĺ		•		
	Elevator		1460		350,000	355,403.31					
Tyler Towers	SUBTOTAL				434,284	432,965.81					
005 – Jackson	Administration		1410		18,932	18,932					
AMP5	HVAC		1460	95	96,409	96,409	96,409				
*	Public Safety & Security Upgrade	2	1460		36,000	36,000	,				
	Toilets		1460		27,450	27,450					
	Electrical Upgrade		1460		10,000	10,000					
Jackson	SUBTOTAL		1460		188,791	188,791					

Name: Topeka Housing	g Authority				Federal FFY of Grant:
Development Number Name/PHA-Wide Activities		l Obligated Ending Date)		s Expended Ending Date)	Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: S	ummary				•
PHA Nam Authority	Capital Fund I	Program Grant No: KS16P002501-09 Housing Factor Grant No:			FFY of Grant: 2009 FFY of Grant Approval:
☐ Perfor	al Annual Statement Reserve for I mance and Evaluation Report for Period End	Disasters/Emergencies ing:	Final Performance	atement (revision no: 1) and Evaluation Report	
Line	Summary by Development Account	0	Total Estimated Cost		otal Actual Cost 1
1	Total non-CFP Funds	Original	Revised ²	Obligated	Expended
1					
2	1406 Operations (may not exceed 20% of line	200,252			
3	1408 Management Improvements	49,973			
4	1410 Administration (may not exceed 10% of	line 20) 98,680			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	135,701			
10	1460 Dwelling Structures	467,047			
11	1465.1 Dwelling Equipment—Nonexpendable	10,100			
12	1470 Non-dwelling Structures	20,100			
13	1475 Non-dwelling Equipment	40,300			
14	1485 Demolition	,			
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Su	ummary					
PHA Name Topeka Ho Authority	Crent Type and Number			FFY of Grant:2009 FFY of Grant Appro	val:	
Type of Gr Origin	rant nal Annual Statement Reserve for Disasters/Emergenci	ies	□ R	Revised Annual Stateme	nt (revision no:)
Perfo	rmance and Evaluation Report for Period Ending:			inal Performance and I		
Line	Summary by Development Account		Total Estimated Cost	2		ctual Cost 1
		Original	l Revised	[*	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)	1,022,153.0	00			
20	Amount of Annual Grant:: (sum of lines 2 - 19)					
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signatur	e of Executive Director Date		Signature of Public H	ousing Director		Date

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Topeka Hous	sing Authority	Grant Ty	pe and Number			Federal l	FFY of Grant: 2009	
1	•	Capital Fu	and Program Grant No:	KS16P00250	01 -09			
		CFFP (Ye	es/ No): No					
		Replacem	ent Housing Factor Gra	ant No:				
Development # Name/	General Description of Major	Work	Development	Quantity	Total Estimated C	Cost	Total Actual Cost	Status of

	_	ment Housing Factor (irant No:					
Development # Name/ PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estima	ated Cost	Total Actual Co	ost	Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
001 - Pineridge	Operations	1406		72,019				
AMP 1	Management Improvement	1408		12,254				
	Administration – Mgt Fee	1410		35,605				
	Landscaping	1450		4,000				
	Sewer Line replacement/cleanout	1450		3,000				
	Lawn Improvement	1450		1,500				
	Playground Improvement	1450		23,381				
	Concrete	1450		2,000				
	Ground Erosion/site drainage	1450		20,000				
	Retaining Walls	1450		2,000				
	Exterior Dividers	1460		25,000				
	Window Replacement	1460		50,000				
	HVAC	1460		50,000				
	HVAC Vent Cleaning	1460		1,900				
	Cabinets/countertops	1460		100				
	Mudjack Units	1460		100				
	Electrical Upgrade	1460		100				
	Plumbing Upgrade	1460		100				
	Flooring	1460		1,500				
	Guttering/splashblocks	1460		1,000				
	Roof	1460		100				
	Dwelling Brick repair	1460		100				
	Water Heaters	1460		100				
	Door Replacement	1460		100				
	Disaster/Ins. Unit	1460		100				
	Rehab Units	1460		20,000				
	Appliances	1465		1,500				
	Non Dwelling Upgrade	1470		100				
	Equipment Vehicle	1475		40,000				
Pineridge	SUBTOTAL			345,778				
001- Marshall Square	Rehab Units	1460		10,000				

Part II: Supporting Page PHA Name: Topeka Hot	using Authority	Capital I CFFP (Y	ant Type and Number ital Fund Program Grant No: KS16P002501 FP (Yes/ No): No lacement Housing Factor Grant No:				Federal FFY of Grant: 2009				
Development Number Name/PHA-Wide Activities	General Description of Major V Categories	Work	Development Account No.	Quantity	Total Estin	nated Cost	Total Actual Cost		Status of World		
					Original	Original Revised ¹	Funds Obligated ²	Funds Expended ²			
AMP 1	Flooring		1460		1,000						
	Appliances		1465		1,000						
Marshall Square	SUBTOTAL				12,000						
002 - Polk Plaza	Operations		1406		40,010						
AMP 2	Management Improvements		1408		14,786						
	Admin/Mgt. Fee		1410		19,781						
	Exterior Lighting		1450		100						
	Concrete		1450		2,000						
	Landscaping		1450		100						
	Exterior Refurbish		1460		100						
	Flooring		1460		1,500						
	Remodel Units		1460		20,000						
	Electrical Upgrade		1460		100						
	Window Treatment		1460		100						
	Plumbing		1460		100						
	HVAC		1460		10,000						
	Cabinets/countertops		1460		1,500						
	Halls Upgrade		1460		1,500						
	Blinds		1460		100						
	Handrails		1460		100						
	Refinish Entrance Doors		1460		100						
	Lobby Furnishings		1460		150						
	Fire Protection Systems		1460		100						
	Public Safety/Security		1460		100						
	Brick Repair		1460		100						
	Appliances		1465		1,500						
	Outdoor Seating		1475		100				1		

Part II: Supporting Page PHA Name: Topeka Hot		Grant T	Type and Number			Federal	FFY of Grant: 2	009			
PПА Name: Торека по	using Authority	Capital l CFFP (Y	Fund Program Grant N Yes/ No): no ment Housing Factor (1-09	rederai					
Development Number Name/PHA-Wide Activities	General Description of Majo Categories	General Description of Major Work Categories		Quantity	Total Estimated Cos		Total Actual	Status of Work			
					Original	Revised ¹	Funds Obligated ²	Funds Expended ²			
Polk Plaza	SUBTOTAL				114,027						
002 Tennessee Town	Operations		1406		100						
AMP 2	Management Improvements		1408		100						
	Admin/Mgt Fee		1410		100						
	Outside Benches		1450		5,000						
	Concrete		1450		100						
	Sewer/Clean out		1450		100						
	Countertops		1460		22,000						
	Flooring		1460		1,500						
	Lighting		1460		5,000						
	Toilets		1460		6,600						
	Plumbing		1460		100						
	Electrical upgrade		1460		100						
	Landscaping		1460		5,000						
	Rehab units		1460		10,000						
	Blinds		1460		100						
	Hot water heaters		1465		100						
	appliances		1465		1,500						
Tennessee Town	SUBTOTAL				57,500						
003- Deer Creek	Operations		1406		34,009						
AMP 3	Management Improvement		1408		7,646						
	Administration/Mgt fee		1410		16,813						
	Concrete		1450		10,000						
	Landscaping		1450		100						
	Playground surface		1450		2,000						
	Sewer replacement/clean out		1450		1,500						

	Flooring	1460	1,500	
	Screen replacement	1460	50,000	
	Cabinets/countertops	1460	1,500	
	waterheaters	1460	1,500	
	Electrical upgrade	1460	100	
	Guttering/splashblocks	1460	1,000	
	showers	1460	20,000	
	Doors	1460	100	
	Remodel units	1460	20,000	
	Disaster/Ins unit	1460	100	
	Toilet upgrade	1460	100	
	Appliances	1465	1,500	
	Equipment/Vehicle	1470	20,000	
	Non Dwelling Structure	1475	100	
Deer Creek	SUBTOTAL		189,568	
	22-21.22		100,000	
003- Western Plaza	Operations	1406	100	
AMP3	Management Improvement	1408	100	
111111	Admin/Mgt fee	1410	100	
	Tree trimming/removal	1450	100	
	Landscaping	1450	100	
	Sewer replacement/clean out	1450	100	
	Playground surface	1450	3,000	
	Flooring	1460	1,500	
	Cabinets/countertops	1460	10,000	
	Lighting	1460	10,000	
	Showers	1460	5,000	
	Water heaters	1460	100	
	Guttering/splashblocks	1460	500	
	Doors	1460	100	
	Rehab units	1460	20,000	
	toilets	1460	10,000	
	Termite damages	1460	100	
	Plumbing	1460	100	
	Appliances	1465	1,500	
Western	SUTOTAL	- 132	62,500	
			2=,000	
004- Tyler Towers	Operations	1406	22,005	
AMP 4	Management improvement	1408	6,924	
	Administration/mgt fee	1410	10,879	
	Resurface parking/drive area	1450	100	
	Concrete	1450	100	
	Landscaping	1450	100	

	HVAC	1460	10,000	
	Heating/cooling control switch	1460	10,000	
	Flooring (halls & units)	1460	1,500	
	Plumbing	1460	100	
	Replace metal folding closet doors	1460	528	
	Replace shower doors	1460	5,000	
	Blinds	1460	100	
	Lighting	1460	100	
	Replace sinks, countertops, cabinets	1460	100	
	Electrical upgrade	1460	100	
	Public safety/security upgrade	1460	100	
Tyler Towers	SUBTOTAL			

Part II: Supporting Page	s									
PHA Name: Topeka Housing Authority		Grant Type and Number Capital Fund Program Grant No: KS16P002501-09 CFFP (Yes/No): no Replacement Housing Factor Grant No:			Federal	FFY of Grant: 2	009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.		ty Total Estimated Cost		ty Total Estimated C		d Cost Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²			
005 Jackson	Operations	1406		32,009						
AMP 5	Management improvement	1408		8,163						
	Administration/mgt fee	1410		15,402						
	Sewer/drain	1450		100						
	Landscaping	1450		100						
	Exterior refurbish	1450		30,000						
	Retaining walls	1450		25,000						
	Entry doors	1460		100						
	HVAC	1460		10,000						
	Electrical upgrade	1460		3,100						
	Replace kit sinks, countertops, cabinets	1460		1,500						
	Plumbing upgrade	1460		100						
	Ceiling tile replacement	1460		500						
	Flooring	1460		1,500						
	Rebld domestic hot water mixing val	1460		1,500						
	Boiler upgrade	1460		100						

	Lobby/floors furnishings	1460	15,000	
	Toilets	1460	100	
	Shower heads	1460	1,500	
	Fire protection systems	1460	1,689	
	Public safety/security upgrade	1460	100	
	Brick repair	1460	100	
	Appliances	1465	1,500	
	Equipment/vehicle	1475	100	
Jackson	SUBTOTAL		149,263	

		CAPITAL FUND PROGRA	M FIVE-YEA	R ACTION PLAN		
	pporting Pages—			1		
Activities		Activities for Year : 1		A	activities for Year: <u>2</u>	
for		FFY Grant: 2010			FFY Grant: 2011	
Year 1		PHA FY: 2010	<u> </u>		PHA FY: 2011	
	Development Name/Number	Major Work Categories		Development Name/Number	Major Work Categories	Estimated Cost
		Operations	180,000		Operations	180,000
	PHA Wide	TRAINING	7,000	PHA Wide	TRAINING	7,000
	PHA Wide	Background Checks	1,000	PHA Wide	Background Checks	1,000
	PHA Wide	Computer Services	1,000	PHA Wide	Computer Services	1,000
	PHA Wide	Internet Access	1,000	PHA Wide	Internet Access	1,000
	PHA Wide	Administer CF	90,000	PHA Wide	Administer CF	90,000
	PHA Wide	Audit	2,000	PHA Wide	Audit	2,000
	PHA Wide	Fees & Costs	5,000	PHA Wide	Fees & Costs	5,000
	001-004a-004b	Playground Surface	10,000	001-004a-004b	Playground Surface	10,000
	PHA Wide	Landscaping	10,000	PHA Wide	Landscaping	10,000
	PHA Wide	Concrete Replacement	10,000	PHA Wide	Concrete Replacement	10,000
	PHA Wide	Asphalt Resurface	10,000	PHA Wide	Asphalt Resurface	10,000
	PHA Wide	Fencing	10,000	PHA Wide	Fencing	10,000
	001	Ground Erosion/site draining	13,000	001	Ground Erosion/site draining	13,000
	PHA Wide	Project Signs	10,000	PHA Wide	Project Signs	10,000
	001-002	Retaining Walls	10,000	001-002	Retaining Walls	10,000
	003-005	Outdoor lighting upgrade	10,000	003-005	Outdoor lighting upgrade	10,000
	PHA Wide	Flooring	23,000	PHA Wide	Flooring	23,000
	PHA Wide	Plumbing Upgrade/sewer lines	5,960	PHA Wide	Plumbing Upgrade/sewer lines	5,960
	001-004a-004b-008	Water heaters	1,900	001-004a-004b-008	Water heaters	1,900
	PHA Wide	HVAC	75,000	PHA Wide	HVAC	75,000
	Pineridge 001	Window Replacement	50,000	Pineridge 001	Window Replacement	50,000
	Pineridge 001	Replace outside dividers	960	Pineridge 001	Replace outside dividers	960
	Total CFP Estin	nated Cost	\$			\$

Part II. Su	pporting Pages—		ROGRAM FIV	E-YEAR ACTION PLA	N	
Activities		Activities for Year :_1			Activities for Year: 2	
for		FFY Grant: 2010			FFY Grant: 2011	
Year 1	D 1	PHA FY: 2010	I	D 1	PHA FY: 2011	
	Development Name/Number	Major Work Categories		Development Name/Number	Major Work Categories	Estimated Cost
		Replace kitchen sinks cabinets/countertops	27,000		Replace kitchen sinks cabinets/countertops	27,000
	001	MUDJACK UNITS	900	001	MUDJACK UNITS	900
	001-004a-004b-008	Electrical Upgrade	900	001-004a-004b-008	Electrical Upgrade	900
	001	Soffit facia repair replace	900	001	Soffit facia repair replace	900
	001-002-005-008	Shower head efficiency upgrade	960	001-002-005-008	Shower head efficiency upgrade	960
	001-004a-004b-008	Guttering/splashblocks	2,300	001-004a-004b-008	Guttering/splashblocks	2,300
	PHA Wide	Faucet efficiency upgrade	2,960	PHA Wide	Faucet efficiency upgrade	2,960
	PHA Wide	Toilet efficiency upgrade	60,000	PHA Wide	Toilet efficiency upgrade	60,000
	001-002-003	Restore exterior walls	35,000	001-002-003	Restore exterior walls	35,000
	001-004a-004b	Dryer Venting	900	001-004a-004b	Dryer Venting	900
	PHA Wide	Door Replacement	900	PHA Wide	Door Replacement	900
	001	HVAC Vent Cleaning	1,900	001	HVAC Vent Cleaning	1,900
	001-003-004a-004b	Weatherization	1,900	001-003-004a-004b	Weatherization	1,900
	PHA Wide	Remodel Units	8,960	PHA Wide	Remodel Units	8,960
	002-005	Elev. Cab/door remodel	30,000	002-005	Elev. Cab/door remodel	30,000
	PHA Wide	Lighting energy cons	900	PHA Wide	Lighting energy cons	900
	PHA Wide	Unit Blinds	900	PHA Wide	Unit Blinds	900
	002-003-005	Ceiling tile replacemt	900	002-003-005	Ceiling tile replacemt	900
	002-003-005	Domestic H/W upgrade	30,000	002-003-005	Domestic H/W upgrade	30,000
	002-003-005	Lobby/floor/balcony furnishings	15,000	002-003-005	Lobby/floor/balcony furnishings	15,000
	Total CFP Estima	ted Cost	\$			\$

D		CAPITAL FUND PROG	RAM FIVE-YEA	AR ACTION PLAN		
	pporting Pages—				C 37 O	
Activities for		A	activities for Year: <u>2</u> FFY Grant: 2011			
Year 1		PHA FY: 2010			PHA FY: 2011	
1 ear 1	Development	Major Work		Development	Major Work	Estimated
	Name/Number	Categories		Name/Number	Categories	Cost
		Public Safety/Security	20,000		Public Safety/Security	20,000
	004a-004b	Shower Replace Addition	30,000	004a-004b	Shower Replace Addition	30,000
	004a-004b	SCREEN REPL ACEM ENT	20,000	004a-004b	SCREEN REPL ACE MENT	20,000
	PHA Wide	Appliances	50,000	PHA Wide	Appliances	50,000
	PHA Wide	Maintenance Equipment	15,000	PHA Wide	Maintenance Equipment	15,000
	PHA Wide	Vehicle Equipment	5,000	PHA Wide	Vehicle Equipment	5,000
	Total CFP Estimat	ted Cost	\$900,000			

Activities for		Activities for Year : 3 FFY Grant: 2012		A	Activities for Year 4 FFY Grant 2013			
Year 1		PHA FY: 2012			PHA FY: 2013			
10011	Development	Major Work		Development Major Work				
	Name/Number	Categories		Name/Number	Categories			
		Operations	180,000		Operations	180,000		
	PHA Wide	TRAINING	7,000	PHA Wide	TRAINING	7,000		
	PHA Wide	Background Checks	1,000	PHA Wide	Background Checks	1,000		
	PHA Wide	Computer Services	1,000	PHA Wide	Computer Services	1,000		
	PHA Wide	Internet Access	1,000	PHA Wide	Internet Access	1,000		
	PHA Wide	Administer CF	90,000	PHA Wide	Administer CF	90,000		
	PHA Wide	Audit	2,000	PHA Wide	Audit	2,000		
	PHA Wide	Fees & Costs	5,000	PHA Wide	Fees & Costs	5,000		
	001-004a-004b	Playground Surface	10,000	001-004a-004b	Playground Surface	10,000		
	PHA Wide	Landscaping	10,000	PHA Wide	Landscaping	10,000		
	PHA Wide	Concrete Replacement	10,000	PHA Wide	Concrete Replacement	10,000		
	PHA Wide	Asphalt Resurface	10,000	PHA Wide	Asphalt Resurface	10,000		
	PHA Wide	Fencing	10,000	PHA Wide	Fencing	10,000		
	001	Ground Erosion/site draining	13,000	001	Ground Erosion/site draining	13,000		
	PHA Wide	Project Signs	10,000	PHA Wide	Project Signs	10,000		
	001-002	Retaining Walls	10,000	001-002	Retaining Walls	10,000		
	003-005	Outdoor lighting upgrade	10,000	003-005	Outdoor lighting upgrade	10,000		
	PHA Wide	Flooring	23,000	PHA Wide	Flooring	23,000		
	PHA Wide	Plumbing Upgrade/sewer lines	5,960	PHA Wide	Plumbing Upgrade/sewer lines	5,960		
	001-004a-004b-008	Water heaters	1,900	001-004a-004b-008	Water heaters	1,900		
	PHA Wide	HVAC	75,000	PHA Wide	HVAC	75,000		
	Pineridge 001	Window Replacement	50,000	Pineridge 001	Window Replacement	50,000		
	Pineridge 001	Replace outside dividers	960	Pineridge 001	Replace outside dividers	960		
	Total CFP Estim	ated Cost	\$			\$		

		CAPITAL FUND PROGR	AM FIVE-YEA	AR ACTION PLAN			
Part II: Su	pporting Pages—	-Work Activities					
Activities		Activities for Year :_3		Activities for Year :_4			
for		FFY Grant: 2012			FFY Grant: 2013		
Year 1		PHA FY: 2012			PHA FY: 2013		
	Development	Major Work Categories		Development	Major Work Categories		
	Name/Number			Name/Number			
		Replace kitchen sinks cabinets/countertops	27,000		Replace kitchen sinks cabinets/countertops	27,000	
	001	MUDJACK UNITS	900	001	MUDJACK UNITS	900	
	001-004a-004b-008	Electrical Upgrade	900	001-004a-004b-008	Electrical Upgrade	900	
	001	Soffit facia repair replace	900	001	Soffit facia repair replace	900	
	001-002-005-008	Shower head efficiency upgrade	960	001-002-005-008	Shower head efficiency upgrade	960	
	001-004a-004b-008	Guttering/splashblocks	2,300	001-004a-004b-008	Guttering/splashblocks	2,300	
	PHA Wide	Faucet efficiency upgrade	2,960	PHA Wide	Faucet efficiency upgrade	2,960	
	PHA Wide	Toilet efficiency upgrade	60,000	PHA Wide	Toilet efficiency upgrade	60,000	
	001-002-003	Restore exterior walls	35,000	001-002-003	Restore exterior walls	35,000	
	001-004a-004b	Dryer Venting	900	001-004a-004b	Dryer Venting	900	
	PHA Wide	Door Replacement	900	PHA Wide	Door Replacement	900	
	001	HVAC Vent Cleaning	1,900	001	HVAC Vent Cleaning	1,900	
	001-003-004a-004b	Weatherization	1,900	001-003-004a-004b	Weatherization	1,900	
	PHA Wide	Remodel Units	8,960	PHA Wide	Remodel Units	8,960	
	002-005	Elev. Cab/door remodel	30,000	002-005	Elev. Cab/door remodel	30,000	
	PHA Wide	Lighting energy cons	900	PHA Wide	Lighting energy cons	900	
	PHA Wide	Unit Blinds	900	PHA Wide	Unit Blinds	900	
	002-003-005	Ceiling tile replacemt	900	002-003-005	Ceiling tile replacemt	900	
	002-003-005	Domestic H/W upgrade	30,000	002-003-005	Domestic H/W upgrade	30,000	
	002-003-005	Lobby/floor/balcony furnishings	15,000	002-003-005	Lobby/floor/balcony furnishings	15,000	
	Total CFP Estim	nated Cost	\$			\$	

		CAPITAL FUND PRO	GRAM FIVE-YE	AR ACTION PLAN		
Part II: Su	pporting Pages—	-Work Activities				
Activities		Activities for Year : <u>3</u>			Activities for Year :	4
for		FFY Grant: 2012			FFY Grant: 2013	
Year 1		PHA FY: 2012			PHA FY: 2013	
	Development	Major Work		Development	Major Work	
	Name/Number	Categories		Name/Number	Categories	
		Public Safety/Security	20,000		Public Safety/Security	20,000
	004a-004b	Shower Replace Addition	30,000	004a-004b	Shower Replace Addition	30,000
	004a-004b	Screen Replacement	20,000	004a-004b	Screen Replacement	20,000
	PHA Wide	Appliances	50,000	PHA Wide	Appliances	50,000
	PHA Wide	Maintenance Equipment	15,000	PHA Wide	Maintenance Equipment	15,000
	PHA Wide	Vehicle Equipment	5,000	PHA Wide	Vehicle Equipment	5,000
	Total CFP Estima	tod Cost	\$900,000			\$900,000

	C	CAPITAL FUND PROGRAM	I FIVE-YEAR ACTI	ON PLAN	
Part II: Su	pporting Pages—	Work Activities			
Activities		Activities for Year : 5			
for		FFY Grant: 2014			
Year 1		PHA FY: 2014			
	Development Name/Number	Major Work Categories			
		Operations	180,000		
	PHA Wide	TRAINING	7,000		
	PHA Wide	Background Checks	1,000		
	PHA Wide	Computer Services	1,000		
	PHA Wide	Internet Access	1,000		
	PHA Wide	Administer CF	90,000		
	PHA Wide	Audit	2,000		
	PHA Wide	Fees & Costs	5,000		
	001-004a-004b	Playground Surface	10,000		
	PHA Wide	Landscaping	10,000		
	PHA Wide	Concrete Replacement	10,000		
	PHA Wide	Asphalt Resurface	10,000		
	PHA Wide	Fencing	10,000		
	001	Ground Erosion/site draining	13,000		
	PHA Wide	Project Signs	10,000		
	001-002	Retaining Walls	10,000		
	003-005	Outdoor lighting upgrade	10,000		
	PHA Wide	Flooring	23,000		
	PHA Wide	Plumbing Upgrade/sewer lines	5,960		
	001-004a-004b-008	Water heaters	1,900		
	PHA Wide	HVAC	75,000		
	Pineridge 001	Window Replacement	50,000		
	Pineridge 001	Replace outside dividers	960		
	Total CFP Estim	nated Cost	\$		\$

	ipporting Pages—				
Activities		Activities for Year : <u>5</u>			
for		FFY Grant: 2014			
Year 1		PHA FY: 2014			
	Development Name/Number	Major Work Categories			
		Replace kitchen sinks cabinets/countertops	27,000		
	001	Mudjack Units	900		
	001-004a-004b-008	Electrical Upgrade	900		
	001	Soffit facia repair replace	900		
	001-002-005-008	Shower head efficiency upgrade	960		
	001-004a-004b-008	Guttering/splashblocks	2,300		
	PHA Wide	Faucet efficiency upgrade	2,960		
	PHA Wide	Toilet efficiency upgrade	60,000		
	001-002-003	Restore exterior walls	35,000		
	001-004a-004b	Dryer Venting	900		
	PHA Wide	Door Replacement	900		
	001	HVAC Vent Cleaning	1,900		
	001-003-004a-004b	Weatherization	1,900		
	PHA Wide	Remodel Units	8,960		
	002-005	Elev. Cab/door remodel	30,000		
	PHA Wide	Lighting energy cons	900		
	PHA Wide	Unit Blinds	900		
	002-003-005	Ceiling tile replacement	900		
	002-003-005	Domestic H/W upgrade	30,000		
	002-003-005	Lobby/floor/balcony furnishings	15,000		
Total CFP Estimated Cost			\$		\$

	(CAPITAL FUND PROG	RAM FIVE-YEA	R ACTION PLAN	
Part II: Su	pporting Pages—	-Work Activities			
Activities		Activities for Year : 5			
for		FFY Grant: 2014			
Year 1					
	Development	Major Work			
	Name/Number	Categories			
		Public Safety/Security	20,000		
	004a-004b	Shower Replace Addition	30,000		
	004a-004b	Screen Replacement	20,000		
	PHA Wide	Appliances	50,000		
	PHA Wide	Maintenance Equipment	15,000		
	PHA Wide	Vehicle Equipment	5,000		
				_	
	Total CFP Estimat	ted Cost	\$900,000		

ATTACHMENT A VAWA

CHAPTER 12 DOMESTIC VIOLENCE

OVERVIEW [PIH 2006-42; Public Law 109-162]

The Violence Against Women and Justice Department Reauthorization Act of 2005 protects tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on acts of such violence against them. These provisions apply both to Public Housing Authorities administering Public Housing and Section 8 Programs and to owners renting to families under Section 8 Rental Assistance Programs. These provisions also apply to applicants of these programs.

The Topeka Housing Authority (THA) is concerned about and committed to addressing problems relating to domestic violence directed toward women, and it is the policy of THA to comply in all respects with the federal Violence Against Women Act. At the same time, THA recognizes that domestic violence can be directed toward men, and THA is concerned about and committed to addressing problems relating to this form of domestic violence as well.

DEFINITIONS

Domestic Violence: [as defined in Section 40002(a)(6) of VAWA 1994] Includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.

Dating Violence: [as defined in Section 40002(a)(8) of VAWA 1994] Violence committed by a person:

- Who is or has been in a social relationship of a romantic or intimate nature with the victim; and
- Where the existence of such a relationship shall be determined based on a consideration of the following factors:
 - o The length of the relationship
 - o The type of relationship
 - o The frequency of interaction between the persons involved in the relationship

Stalking: [as defined in Title VI of VAWA 1994]

- To follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; or
- To place under surveillance with the intent to kill, injure, harass or intimidate another person; and
- In the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to:
 - o That person;
 - o A member of the immediate family of that person; or
 - o The spouse or intimate partner of that person.

Immediate Family Member:

- A spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis (in place of a parent) or;
- Any other person living in the household of that person and related to that person by blood or marriage.

DENIAL OF ASSISTANCE TO AN APPLICANT

An applicant for the Public Housing Program who has been a victim of domestic violence, dating violence, or stalking shall not be denied assistance if they are otherwise qualified for admission.

TERMINATION OF ASSISTANCE TO RESIDENTS

An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as a serious or repeated violation of the lease by the victim or threatened victim of that violence, and shall not be good cause for terminating the assistance, tenancy, or occupancy rights of the victim of such violence.

THA may terminate assistance to and act to remove a lawful occupant or resident who engages in criminal acts or threatened acts of violence or stalking involving family members or others without terminating assistance or evicting victimized lawful occupants or residents.

Within the limitations of HUD requirements and THA administrative policies, THA will honor court orders regarding the rights of access to and/or control of subsidized units, including Emergency Protection Orders, Domestic Violence Orders, and other orders issued to protect the victim and to address the distribution or possession of property among household members when a family "breaks up."

There is no limitation on the ability of THA to evict for cause unrelated to the incident or incidents of domestic violence, dating violence, or stalking, other than the victim may not be subject to a "more demanding standard" than non-victims.

There is no prohibition on THA evicting if it "can demonstrate an actual and imminent threat to other residents or those employed at or providing service to the property if that resident's (victim's) tenancy is not terminated."

Any protections provided by law which give greater protection to the victim are not superceded by these provisions.

THA will require certification by the victim of victim status on such forms as the THA and/or HUD shall prescribe or approve.

CHAPTER 15

OVERVIEW [PIH 2006-42; Public Law 109-162]

The Violence Against Women and Justice Department Reauthorization Act of 2005 protects tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on acts of such violence against them. These provisions apply both to Public Housing Authorities administering Public Housing and Section 8 Programs and to owners renting to families under Section 8 Rental Assistance Programs. These provisions also apply to applicants of these programs.

The Topeka Housing Authority (THA) is concerned about and committed to addressing problems relating to domestic violence directed toward women, and it is the policy of THA to comply in all respects with the federal Violence Against Women Act. At the same time, THA recognizes that domestic violence can be directed toward men, and THA is concerned about and committed to addressing problems relating to this form of domestic violence as well.

DEFINITIONS

Domestic Violence: [as defined in Section 40002(a)(6) of VAWA 1994]

Includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.

Dating Violence: [as defined in Section 40002(a)(8) of VAWA 1994] Violence committed by a person:

- Who is or has been in a social relationship of a romantic or intimate nature with the victim; and
- Where the existence of such a relationship shall be determined based on a consideration of the following factors:
 - o The length of the relationship
 - o The type of relationship
 - o The frequency of interaction between the persons involved in the relationship

Stalking: [as defined in Title VI of VAWA 1994]

- To follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; or
- To place under surveillance with the intent to kill, injure, harass or intimidate another person; and
- In the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to:
 - o That person;
 - o A member of the immediate family of that person; or
 - o The spouse or intimate partner of that person.

Immediate Family Member:

- A spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis (in place of a parent) or;
- Any other person living in the household of that person and related to that person by blood or marriage.

DENIAL OF ASSISTANCE TO AN APPLICANT

An applicant for the Section 8 Program, or for any other programs operated under the Section 8 Administrative Plan, who has been a victim of domestic violence, dating violence, or stalking shall not be denied assistance if they are otherwise qualified for admission.

TERMINATION OF ASSISTANCE TO PARTICIPANT

An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as a serious or repeated violation of the lease by the victim or threatened victim of that violence, and shall not be good cause for terminating the assistance, tenancy, or occupancy rights of the victim of such violence.

THA may terminate assistance to and act to remove a lawful occupant or tenant who engages in criminal acts or threatened acts of violence or stalking involving family members or others without terminating assistance to victimized lawful occupants or tenants.

Within the limitations of HUD requirements and THA administrative policies, THA will honor court orders regarding the rights of access to and/or control of subsidized units, including Emergency Protection Orders, Domestic Violence Orders, and other orders issued to protect the victim and to address the distribution or possession of property among household members when a family "breaks up."

There is no limitation on the ability of THA to terminate assistance for cause unrelated to the incident or incidents of domestic violence, dating violence, or stalking, other than the victim may not be subject to a "more demanding standard" than non-victims.

There is no prohibition on THA terminating assistance if it "can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if that tenant's (victim's) assistance is not terminated."

Any protections provided by law which give greater protection to the victim are not superceded by these provisions.

THA will require certification by the victim of victim status on such forms as the THA and/or HUD shall prescribe or approve.

TOPEKA HOUSING AUTHORITY LEASE ADDENDUM

All Public Housing Authorities must comply with the provisions of the federal Violence Against Women Act (VAWA), and all Public Housing residents must sign a lease addendum that incorporates VAWA language. Definitions for VAWA terms and specific actions that the Topeka Housing Authority will take to comply with this Act are set out in the Topeka Housing Authority's (THA) Admissions and Continued Occupancy Plan (ACOP).

If a member of the resident's household, guest, or other person under the resident's control, engages in criminal activity directly relating to domestic violence, dating violence, or stalking, such conduct shall not be cause for termination of the lease or occupancy rights of the victim, if the resident or an immediate member of the resident's family is the victim or threatened victim of the domestic violence, dating violence or stalking.

One or more incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as a serious or repeated violation of the lease by the victim or threatened victim of that violence, and shall not be good cause for terminating the assistance, tenancy, or occupancy right of the victim of such violence.

Nothing in this lease addendum prohibits THA from evicting the member of the household who has engaged in actual or threatened actions of domestic violence, dating violence, or stalking.

A resident who claims as a defense to an eviction action that the eviction action is due to criminal activity directly relating to domestic violence, dating violence or stalking, must provide written certification that they are a victim of domestic violence, dating violence, or stalking, and that the incident or incidents which are the subject of the eviction notice are bona fide incidents of actual or threatened abuse. This written certification must be provided within fourteen days after THA requests the certification in writing, which may be the date of the termination of lease letter. It may also be the date of any other written communication from THA stating that the resident is subject to eviction due to the incident which the resident alleges was a bona fide instance of actual or threatened abuse. The certification requirement may be complied with by completing the certification form available from THA. Information provided in the certification form shall be retained in confidence, shall not be entered into a shared data base, and shall not be provided to a related entity unless the resident consents in writing, the information is required for use in eviction proceedings, or its use is otherwise required by law.

THA may bifurcate the lease under, in order to evict, remove, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant:

THA may evict a resident for any violation of a lease not premised on the act or acts of violence in question against the resident or a member of the resident's household, provided that the resident who is or has been a victim of domestic violence, dating violence, sexual assault, or stalking is not subjected to a more demanding standard than other residents in determining whether to evict or terminate. A victim resident who allows a perpetrator to violate a court order relating to the act or acts of violence is subject to eviction. A victim resident who allows a perpetrator who has been barred from THA property to come onto THA property, including but not limited to the victim's apartment and any other area under their control, is subject to eviction.

THA may terminate the tenancy of any resident if there is a demonstrated actual and imminent threat to other residents or those employed at or providing service to the Housing Authority if that resident's tenancy is not terminated.

None of the provisions of this addendum shall be construed to supersede any provision of any Federal, State, or local law that provides greater protection for victims of domestic violence, dating violence, sexual assault, or stalking.

IN WITNESS WHEREO	F, the parties have execu	ted this Lease Addendum on	
		·	
Resident			
 Pasidant		TUA Panrasantativa	
Resident Resident		THA Representative	

VIOLENCE AGAINST WOMEN ACT (VAWA) NOTIFICATION TO PUBLIC HOUSING RESIDENTS

THE FEDERAL LAW

The federal Violence Against Women Act (VAWA) says that women and men who are victims of domestic violence, dating violence, or stalking cannot be evicted from Public Housing because of acts of violence against them. (Note: this law contains some exceptions---see below.)

EXCEPTIONS

Again, with the following exceptions, it is NOT a violation of your lease and you CANNOT be evicted from Public Housing for reasons relating to your being a victim of actual or threatened domestic violence, dating violence, or stalking.

However, THA can evict:

Perpetrators of domestic violence, dating violence, or stalking;

Victim(s) of domestic violence if there is a threat of harm to other persons; and/or.

Victims of domestic violence for reasons not related to domestic violence, dating violence or stalking.

WHAT TO DO IF YOU GET A LEASE VIOLATION

If you get a lease violation that you believe is related to an incident of domestic violence, dating violence, or stalking, you may want to claim protection under VAWA. If so, call or write the THA staff member who sent you the lease violation.

Depending on the situation, they will ask you to:

Fill out a simple, one-page form (available from THA);

Provide a copy of a police report, restraining order or other police or court records pertaining to the violence; and/or,

Provide other documentation.

CONFIDENTIALITY

THA staff will treat any inquiry about domestic violence, dating violence or stalking confidentially.

FOR MORE INFORMATION

More information about THA's VAWA policies and procedures is available at THA's office at 2010 SE California, Topeka, Kansas. If you have questions please contact Cathy Harrison at 357-8842 ext 460.

VIOLENCE AGAINST WOMEN ACT (VAWA) NOTIFICATION TO SECTION 8 AND MAINSTREAM PROGRAM PARTICIPANTS AND LANDLORDS

THE FEDERAL LAW

The federal Violence Against Women Act (VAWA) says that women and men who are victims of domestic violence, dating violence, or stalking cannot be terminated from the Section 8 or Mainstream Programs or evicted by their landlord because of acts of violence against them. (Note: this law contains some exceptions---see below.)

EXCEPTIONS

Again, with the following exceptions, it is NOT a violation of the Section 8 or Mainstream voucher and a participant CANNOT be terminated from the Section 8 or Mainstream Programs for incidents related to being a victim of actual or threatened domestic violence, dating violence, or stalking. Section 8 and Mainstream Program participants also cannot be evicted by their landlord for incidents related to domestic violence, dating violence, or stalking.

However, THA can terminate participation and landlords can evict:

Perpetrators of domestic violence, dating violence, or stalking;

Victim(s) of domestic violence if there is a threat of harm to other persons; and/or, Victims of domestic violence for reasons not related to domestic violence, dating violence or stalking.

SECTION 8 OR MAINSTREAM PROGRAM TERMINATION OR EVICTION

If a Section 8 or Mainstream Program participant receives a termination letter from THA or an eviction notice from their landlord that they believe is related to an incident of domestic violence, dating violence, or stalking, they may want to claim protection under VAWA. If so, the participant would need to contact their landlord and THA.

The landlord and/or THA may ask a Program participant to:

Fill out a simple, one-page form (available from THA);

Provide a copy of a police report, restraining order or other police or court records pertaining to the violence; and/or,

Provide other documentation.

PORTABILITY/MOVING TO ANOTHER LOCATION

Within THA guidelines, participants are able to move to another location after their first year of assistance with a Section 8 or Mainstream voucher, provided they are not in violation of their lease.

In addition, VAWA allows a family to move:

To protect the victim(s) of domestic violence, dating violence, or stalking; and, They believe they are in imminent danger if they remain in the unit.

CONFIDENTIALITY

THA staff will treat any inquiry about domestic violence, dating violence or stalking confidentially.

FOR MORE INFORMATION

More information about THA's VAWA policies and procedures is available at THA's office at 2010 SE California, Topeka, Kansas. If you have questions please contact Sophie George at 357-8842 ext 119.